

POLO PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – CHALLENGER CLUBHOUSE
April 10, 2017

Meeting was called to order at 7:00 PM by President Peter Sampiere. The following board members were present: Dawn Bissell, Dot Dorrington, Marletta Frantal, Patti Kares, Larry Parker, and Drew Poteracki.

OPENING OF MEETING: Pete opened the meeting by asking all to stand for the Pledge of Allegiance, followed by the invocation. Pete read the invocation prepared by John Scott.

PRESIDENT’S REPORT – PETE

Pete reminded everyone that this is a Board meeting...no talking or hollering from the floor. He thanked everyone for their cooperation.

SECRETARY’S REPORT – PATTI

Patti stated that the minutes from the Second Annual Budget Meeting as well as the March Board Meeting had been posted. Regarding the Second Annual Budget meeting minutes, Patti acknowledged that she had made a gross error...a senior moment- the budget vote was 119 yes and 25 (not 44) no. This needs to be corrected. Patti asked if there were any other additions or corrections and no corrections or additions were offered. A motion was made by Dawn, seconded by Dot, to accept the minutes from the Budget and the Board meeting as written. Motion passed unanimously. Patti questioned if the motion included the Board meeting as well and Dawn said yes.

TREASURER’S REPORT – DAWN

Dawn addressed the issue of the Second Annual Meeting. There was not a quorum present and members present were 144, as opposed to the required 150 members. She referred to Article X. of our bylaws. The Board incorrectly interpreted the Article. We contacted our accountant and attorney to see what we needed to do. Both the accountant and the attorney stated that we could legally operate from the approved 2016 budget. The only difference this will have is: in 2016, there was \$34,000.00 budgeted for the reserves; in the 2017 budget, we had budgeted \$39,000.00 for the reserves. We now have to operate with the 2016 reserve budget of \$34,000.00. Dawn apologized for the Board’s mistake of misinterpreting the Article.

Dawn presented the Bookkeepers Summary as of February 28, 2017:

Homeowners Bookkeepers Summary – March 31, 2017

Bank Balance 02/28/17	\$ 185,581.21
Deposits in March	\$22,960.00
Invoices paid in march	\$46,791.87
Bank Balance 03/31/17	\$ 161,749.34

Reserves 03/31/17

Money Market	\$119,192.34
CD’s	\$141,441.01
Total	\$260,636.35

Dawn presented the Activities report:

Activities Bookkeepers Summary – March 31, 2017

Bank Balance 02/28/17	\$28,731.08
Deposits in March	\$14,530.28
Invoices paid in March	\$8,935.00
Bank Balance 03/31/17	\$34,326.36

The accountant pointed out that this is too much money to be carrying in activities. Dawn knows of some activities and that Shirley Hosner may know of some activities. Dawn mentioned that Bocci ball is looking for money so that they can complete their projects. Dawn had received bids from Gary for this project. Dawn asked Larry if he had received the bids. Larry replied that he did receive the bids and he is waiting for bids as he can buy the material at wholesale and would pass the savings on to the Association. Dawn went on to mention the tennis courts and that bids she received would wipe out the entire reserve item for Game Courts and it still would not be enough to cover the lowest bid. This project could use some activity money. Dawn asked Shirley if she had additional projects. Shirley Hosner started that we need to replace the roasters and chafing dishes in the kitchens. Dawn thanked her and stated that we need to reduce the Activity money much more than this. Dawn asked that Activity chairpersons get with her to see where we can spend some of this activity money. Dawn asked the Board if they had had a chance to review the invoices paid for the Homeowners and the Golf Course for the month. No questions were asked or comments made. Dawn asked for a motion to approve the checks. Patti made a motion to approve the Secretary's report and the invoices paid in March, seconded by Dot. Motion passed unanimously.

Patti asked for an interruption to go back to address the March Board Meeting minutes. She explained that she had not presented these minutes for approval and that she understood that Drew wanted to make a correction to the minutes. Drew explained that he made a mistake on the motion and that even though he told Patti he voted "Yes" on the motion he had actually raised his hand to vote "no". Patti stated that it would not change the outcome of the vote, but the correction would be made. A member asked what the motion was about. Patti stated the vote was on the fence on the number one fairway.

Dawn then continued with the past due accounts. The number of liens filed by our attorney is eight (8) and total \$8,361.38. We currently have 19 (nineteen) past due accounts, totaling \$5,240.00. Between the liens and the past due accounts, there is an outstanding balance of \$13,601.38. Dawn stated that the budget is tight and everyone needs to pay up. Dawn will report on a quarterly basis the actual expenditures vs. budget figures. Dawn reported that through April we are good on the budget. A couple of items we are over the projected budget: Water: over \$119.26; Electric: over \$1527.96. Dawn feels that the decrease in activities usage during the summer months will help to balance out these accounts. Overall, we were underspent in some accounts so the first quarter projections are good. Dawn would like to ask that on the air conditioning that everyone check before leaving. Dawn stated that Cathy Ackerman walked into the clubhouse one morning and the air conditioning was set on 64; several members stated that the air can only be set to 68 degrees. Cathy clarified that it was

one evening and the air was 68 degrees. Dawn's point was that when you leave set the air conditioner back up.

Finally, Dawn stated that the 2016 Financial Statement is completed. Copies are in the office if anyone wants a copy.

COMMITTEE REPORTS:

BUILDING AND GROUNDS: LARRY

Larry stated that we bought a new lawn mower, back pack blower and weed whacker. All were paid by activity money. We voted by phone before the Board meeting because we would have lost a discount had we waited. Pete called all Board members. This did not cost the homeowners anything as it was paid for by the generosity of our Activity committees.

Larry made a motion to purchase a 40-foot container for the golf compound with donated Activity money. Larry has offered to wall off the container so that our lawn equipment can be kept in one-half and the other half can be used for storage or whatever the park decides. This will give an area of 8 ½' X 20' X 9 ½ ' totally weather proof, secure storage area. Dawn asked if there were bids on this as we need to know the cost so that we can vote. Larry stated that the cost is \$2,000.00 delivered (the cheapest bid) and that he had several bids all the way up to \$5800.00. Dawn asked where it would be placed in the compound. Larry stated that we have two different areas under discussion: no final decision as yet. It will probably go beside the new maintenance building. Marletta asked the size of the container. Larry replied that it is 8 ½ feet wide by 40 feet long by 9 ½ feet tall. It is a shipping container that is generally used to ship products overseas. It is basically a tractor trailer with no wheels and will set flat on the ground. Patti asked if this is being paid for by Activity money and Larry replied that it is. Drew seconded Larry's motion to purchase the container. Motion passed unanimously.

Larry said that it was discussed at the Building & Grounds meeting to purchase another aerator for the Piedmont Pond. Larry is tabling this to do further research on other chemicals that might be used instead of spending money on a new aerator and the electric to run it. It was noted that the company we used before the ponds were clear; so we need to research this some more before we spend the money.

Larry stated that a request was made to cut the chair carts in half for storage. Activity money will pay for this. Dave Thraen has volunteered to put the casters on. Larry made a motion to allow the chair carts to be cut in half to help with storage. Marletta asked where the carts will be stored. They will be stored in the room where they are currently stored. Marletta asked how many chairs each cart will hold. Pete said that Dave said each cart will hold 15 chairs and there will be 6 carts. Dave said there will be room for the carts. Pete called for a second; motion seconded by Drew. Motion passed unanimously.

ARC: DOT

Dot stated that there were 15 ARCs received and that 15 were approved. There were numerous roofs done and houses painted. Some of the paint colors are a little scary; please keep your colors to nice subtle colors. Everything looks good in the park.

WELCOME COMMITTEE: DAWN

Dawn said there was not much discussion at the meeting. There was some discussion for events they might do in the future. There was discussion on doing a pool party this summer with a cook-out. Sally Franklin will be back in May and it will be discussed then. They also talked about a Fourth of July party; Linda Poteracki said it would be a 3rd of July party. Dot asked about a Memorial Day party. Dawn said that at the Welcome Committee it was said that there would not be a 4th of July or Labor Day party. Patti asked if she misunderstood; she thought Dawn said there would be a 3rd or 4th of July party. Dawn said there are just discussing it; not for sure at this point. Patti asked about Memorial Day and Dawn said there would be no Memorial Day. Linda Bailey stated that she normally does the picnics but she will be gone May and June. Dawn thanked Linda for all the years that she has done the picnics. Dot offered to do the Memorial Day picnic.

Dawn forgot to mention during Larry's presentation that we needed to thank Terry Crosby who donated \$4500 out of the bingo and to Dot Dorrington who donated \$1000.00 to purchase the lawn mower. Everyone applauded.

ACTIVITIES: PATTI

Tuesdays Events: Coffee & Donuts 7:30 – 9 AM, Other Tuesday events are ending for the summer months: Tomorrow – the 11th is the last day for Hot dogs from 11:30a-12:30p; Bingo Bistro at 4 PM and Bingo at 6 PM will continue through May 9th.

Thursday Golf: Every Thursday a group of golfers get together to carpool to a nearby 18-hole golf course in the area. There is a sign-up sheet every week in the Pro-shop. For information, call Dick Treur at 407-288-4275.

Income tax preparation: The last day for Income Tax preparation is this Wednesday, April 12th. 11am-3pm on Wednesdays at the Boulevard Clubhouse. This year you must have an appointment. Before you call Peggy at 863-424-4210- to schedule an appointment, you must have all your paper work. Bring your Social Security card and a picture I.D. to your appointment.

Easter Services will be this Sunday, April 16th at 8:30 am at the Challenger Clubhouse.

Thursday, April 20th: There will be a private party at the Boulevard Clubhouse from 4:00 pm to 9:00 pm. Please do not interrupt your neighbors and their families and friends as they have a private function.

Welcome Committee Meeting: Tuesday, April 25th at 10:30am at the Boulevard Clubhouse.

The Computer Club will meet on Wednesdays at 11:00am to 1:00pm when possible; updates will be posted on Nextdoor Polo Park.

Ladies Golf: Time has changed from Tuesday afternoons to Wednesday mornings at 9:00 am.

Sit and Be Fit Class: Tuesday & Thursdays at 10:30 am at the Challenger Clubhouse.

Dime Bingo: Sundays at 7:00pm at the Challenger Clubhouse through May. No dime bingo in June, July and August.

Future events: The Memorial Day Flag Raising will be May 29 at 10:00am. There will be a Memorial Day Picnic at the Challenger Clubhouse on May 29th ...details of the picnic to follow.

Halloween Party: Saturday, October 28th. Entertainment by Shake, Rattle and Soul. You will have all summer to plan your best costume.

RULES & REGULATIONS: MARLETTA

Marletta stated that she and Jan Thraen with the help of Bonnie Bertrand and Barb Woodrich cleaned out the rodent infected house and porches on Tivoli. Bushes were also trimmed and it looks much better. The neighbors thanked them.

With letters, we were able to get four cars plated and tagged. Marletta is waiting for Polk County Code Enforcement to get back with her regarding one of two homes with apartments in the park that are not supposed to be. Our attorney is handling the other one.

Most of our residents are leaving. Make sure that patio furniture and pots are put away so they do not become flying weapons when the summer storms hit. Make sure that you have someone to weed your yard and cut your grass and make sure that you leave a phone number that we can contact you if we have to. Because of the rain deficit in Polk County, there is a fire ban in Polk County: there are no outside fires: no burning of garbage, no fire pit parties where you burn your wood and stuff in your yard. The ban is on until further notice. Pete thanked Marletta and thanked all the ladies that cleaned up the property.

CAP: DOT

A couple of weeks ago there were some cars broken into on Kensington Avenue. The cars were not locked and you should lock your cars. One of the homes had security cameras and the police may have been able to view them but it was too late and the cameras had automatically reset. Please keep things locked up, especially at the front of the Park and at the golf compound. The open areas make it very easy for homes to be broken into.

GOLF: DREW

Drew presented the Golf Course Summary:

Golf Course Bookkeepers Summary – March 31, 2017

Bank Balance 02/28/17	\$19,498.59
Deposits in March	\$22,030.69
Invoices paid in March	\$18,149.98
Bank Balance 03/31/17	\$23,379.30

The Golf Course made \$3,880.71 in the month of March after expenses. Thanks to donations, and a lot of volunteers, we got 8 pallets of Bermuda sod and the tee boxes on number 5 (white and blue), number 6 (white); number 2 (red, white, and blue and added a new red); and number 3 (seeded a new red area for Ladies). About twenty guys, led by Ken Dobosz, did this last Wednesday; all the sod was donated. At the golf meeting, it was decided that we would charge \$12.00 for June, July, and August for 9 or 18 holes with a cart. The Pro-shop will be open 7 am to 1pm for the months of June, July, and August. The sign will be changed upfront to 18 holes for \$12.00 and we will try to make the sign so that it can be changed. Greens are scheduled to be aerated on 4/19 and 4/20. The course might be open for play but that will be decided as the aeration, top dressing and fertilization takes place.

Dawn asked that we give all the volunteers and the people working on the golf course a round of applause. She stated that as the secretary she now realizes how much money these golfers have saved the Association and how hard they have worked this winter and spring. Ken corrected Dawn that it is not just golfers that many non-golfers worked too. Drew added that there were many golfers and non-golfers and also thanked Barb Woodrich for her cookies.

OLD BUSINESS:

No items addressed.

NEW BUSINESS:

Pete acknowledged that Ken Dobosz wanted to speak under new business. Ken stated that along with the thanks from Drew he wanted to thank the people who donated the pallets of sod: Ron Henefer (2), Mark Krucina (1), Dave Manko (\$50.00), anonymous donor (1), Roger Martin (1), Doug McNeish (1), and Darryl Hopkins (1). These are all of the people who stepped up to the plate to donate money for the sod. Pete asked for a round of applause. Drew also thanked Dot and the Bingo Bistro for a pallet of sod.

Pete talked to the manager upfront at Orlando Breeze. We were concerned with the garbage and leaves blowing around. The manager also had a few things to say. He would appreciate it if we do not use his property to cut through to Polo Park as he is very concerned that the children who are guests there will get hurt in an accident. He also stated that those cutting through do not drive the 10 miles per hour. Please do not cut through this property.

COMMENTS FROM RESIDENTS

Warren Whittaker: Warren asked where the second area is that is being considered for the bin at the golf compound. Larry stated that it is where Warren's motorhome is sitting near the sand pits or beside the maintenance shed. Warren asked if that is why he was asked to move his motor home and Larry and Pete responded "yes". Warren stated that that is not what he was told. He does not think that is o.k. He was told that there are fifth-wheelers coming to be parked there. Pete said that is true...they are coming in July. Warren said you cannot do both. Pete stated that there are fifth wheelers coming in July and they will take precedence to park in the area where his RV is now parked. Pete asked Warren if he was interested in Lot 2. Warren said he had had company in town and had not thought about it and wondered if Lot 1 was still there. Pete stated that he believed it had been taken. Warren thanked Pete.

Barb Woodrich: Barb asked what committees donated toward the purchase of the container so that they could be thanked and recognized. Larry stated that the Ham Dinner, Bingo Bistro and Terry Crosby from Bingo made the donations. Pete corrected this: these committees donated for the purchase of the lawn equipment. Terry Crosby from Bingo is donating the money for the container.

Barb would like the Board to think about all the volunteers and all they have donated and that we should consider a budget increase next year because these volunteers will not continue to volunteer all the time.

Barb does not like the way we vote on the budget. She believes that we need a secret ballot. She does not like yes or no cards. The meeting would be handled the same way as we do now. A homeowner would receive a secret ballot when they register and, when it is time to vote, the homeowner would get up and place the ballot in the box. If it takes an amendment to the rules and regulations and the bylaws, then we need to do this. Patti stated it would take that. If anyone is interested, Barb asked that they come see her and give her their phone number and e-mail and start working on this. An alternative would be to vote electronically and do it on-line. She realizes that not all homeowners use the computer, but stated that Adrian Cleave said that those that do could vote electronically and those that don't could request a ballot. Patti explained that about three years ago, the documents were revised and it took many committees to work on this;

the proposed changes have to be reviewed by our attorney. The homeowners then vote on the proposed changes at the annual meeting so nothing could be changed for the upcoming annual meeting. Barb agreed and said that this needs to get started then. Dawn offered that that is the way we used to do this and homeowners voted to change this; we voted by proxy. Barb stated that she is not talking about proxies; she saw a ballot box in the office so at some point we had to vote by ballot. Patti explained that this is the ballot box that is used for the votes for the Board of Directors. Barb said that we could use it for the budget also. Sue Meier added that there is discussion on the budget so it cannot be pre-voted; after discussion, if the budget changes, the pre-votes are not good. Barb argued that she is being misunderstood. During the annual meeting, the Board announces that it is time to vote on the budget and at that time the homeowners get up and place their ballot in the box. Pete halted discussion and Dot added that this would require amending the bylaws. Barb then added again that if anyone was interested in amending the bylaws to have a secret ballot, please see her after the meeting. Dawn thanked Barb.

Vinny McCrave: Vinny attended a workshop for Board members. Someone said that the Board cannot send e-mails to homeowners without their permission. We need to have a folder in the office with permission to send the homeowner e-mails. We could e-mail the Polo Park Press and save printing costs. Every home has a folder in the office – by address- and permission could be kept in their folder. Dawn stated that the Board of Directors cannot vote by e-mail. The article does not say that homeowners cannot vote by e-mail.

Rich Blonda: Rich asked for a new net to replace the torn net at the tennis courts. The other net cannot be used as it is dry rotted across the top. Pete asked if they needed one or two nets. Rich said they only need one as the other side is for pickle ball and not used for tennis. Dave Thraen will look into this.

Barb Woodrich: Barb asked if it would be against the by-laws if the homeowners were just given a sheet of paper and marked yes or no and put it in the ballot box instead of using yes and no cards. Pete said that the by-laws state that we will use the yes or no cards.

Pete then thanked the bakers from Virginia and West Virginia and anyone else who baked for the refreshments tonight.

MOTION TO ADJOURN

Pete asked for a motion to adjourn. Drew made a motion to adjourn the meeting, seconded by Larry. Motion passed unanimously.

Respectfully Transcribed and Submitted,
Patti Kares